092.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,000 / 736,000
					USE VALUE:	736,000 / 736,000
					ASSESSED:	736,000 / 736,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COCUZZO STEPHEN J & LOUISE M
Owner 2:	TRS/ SLC REALTY TRUST- 2021
Owner 3:	
Street 1:	27 EPPING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COCUZZO STEPHEN J-LOUISE M -
Owner 2:	-
Street 1:	27 EPPING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1534 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9130.000	250,300		485,700	736,000
Total Card	0.210	250,300		485,700	736,000
Total Parcel	0.210	250,300		485,700	736,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.79 | /Parcel: 479.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59849

GIS Ref

GIS Ref

Insp Date 04/28/09

!7542!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,300	0	9,130.	485,700	736,000		Year end	12/23/2021
2021	101	FV	241,700	0	9,130.	485,700	727,400		Year End Roll	12/10/2020
2020	101	FV	241,700	0	9,130.	485,700	727,400	727,400	Year End Roll	12/18/2019
2019	101	FV	201,200	0	9,130.	492,700	693,900	693,900	Year End Roll	1/3/2019
2018	101	FV	201,200	0	9,130.	367,800	569,000	569,000	Year End Roll	12/20/2017
2017	101	FV	201,200	0	9,130.	333,100	534,300	534,300	Year End Roll	1/3/2017
2016	101	FV	201,200	0	9,130.	319,200	520,400	520,400	Year End	1/4/2016
2015	101	FV	188,600	0	9,130.	270,600	459,200	459,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:44:56

LAST REV

Date	Time
04/26/21	14:33:25
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7542

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COCUZZO STEPHEN	77168-237	1	3/8/2021	Convenience	99	No	No		
	14889-513		2/1/1983		73,900	No	No		Y

USER DEFINED

Prior Id # 1:	59849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/1993	489		30,000					10X21 ADD/REM-KIT

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2009	Meas/Inspect	372	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9130		Sq. Ft.	Site		0	70.	0.76	5									485,729						485,700	

Total AC/HA:	0.20960	Total SF/SM:	9130	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	485,729	Spl Credit		Total:	485,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33448505
Const Adj.:	0.99841499
Adj $ / SQ:	146.561
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340147
Depreciation:	89799
Depreciated Total:	250348

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

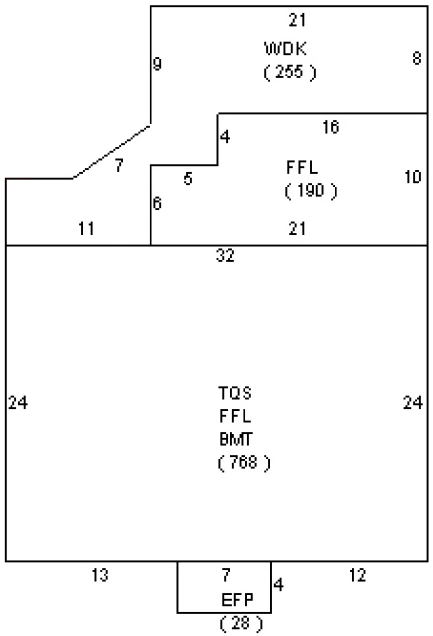
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.56
Special Features:	0	Val/Su Net:	96.83
Final Total:	250300	Val/Su SzAd	163.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	958	146.560	140,405
BMT	Basement	768	43.970	33,768
TQS	3/4 Story	576	146.560	84,419
WDK	Deck	255	9.910	2,526
EFP	Enclos Porch	28	72.480	2,030

Net Sketched Area:	2,585			Total:	263,148
Size Ad	1534	Gross Area	2777	FinArea	1534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	